

Report of the Strategic Director of Place to the meeting of the Area Planning Panel (KEIGHLEY AND SHIPLEY) to be held on 29 November 2023

F

Summary Statement - Part Two

Miscellaneous Items

	<u>No. of Items</u>
Requests for Enforcement/Prosecution Action	(2)
Decisions made by the Secretary of State - Dismissed	(2)

Richard Hollinson
Assistant Director (Planning, Transportation and Highways)

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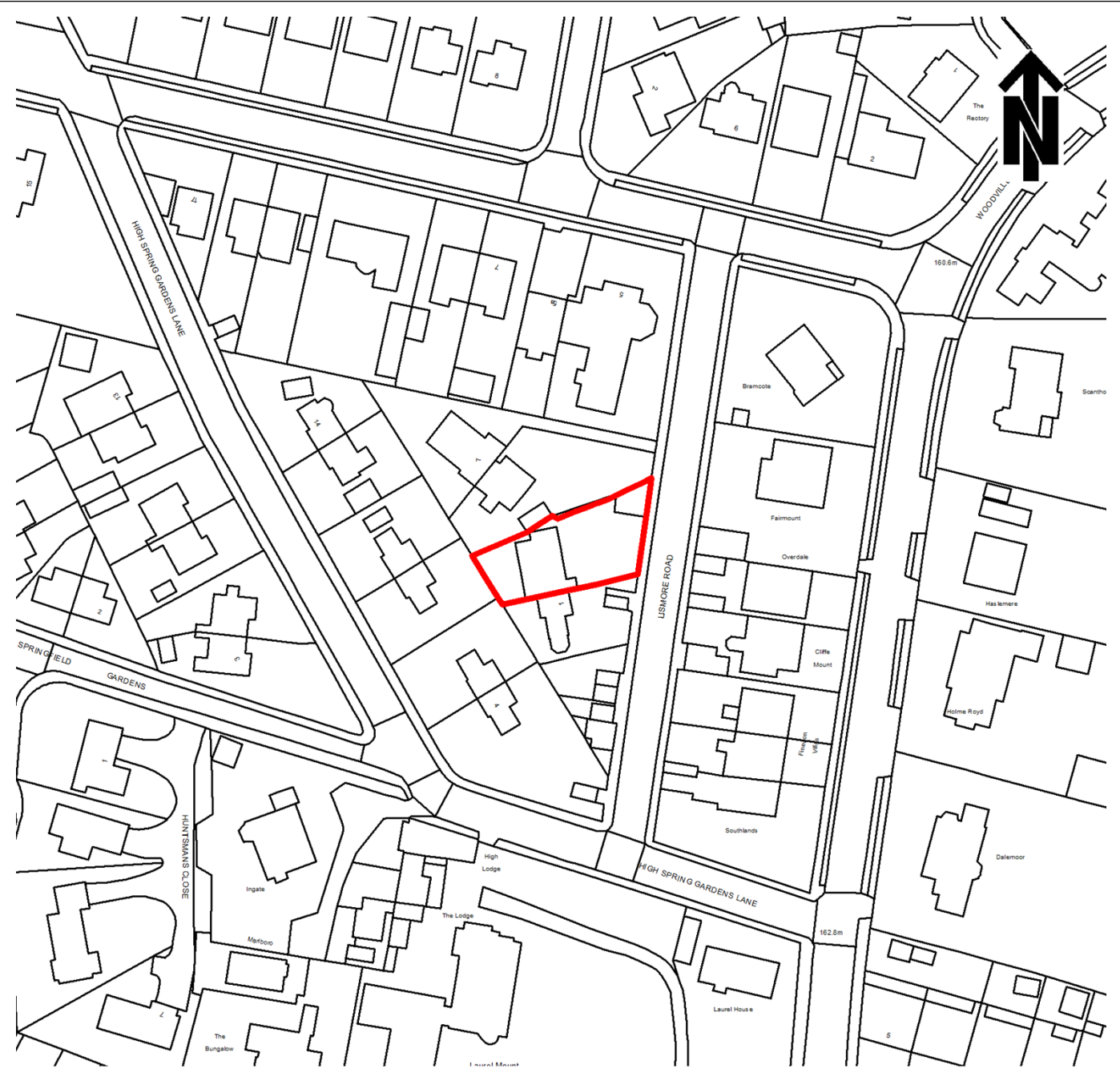
Portfolio:
Regeneration, Planning & Transport

Overview & Scrutiny Committee Area:
Regeneration and Environment

22/00398/ENFUNA



City of
BRADFORD
METROPOLITAN DISTRICT COUNCIL



1:1,250

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3 Lismore Road
Keighley
BD20 6JQ

29 November 2023

Item Number: A
Ward: Keighley Central (ward 15)
Recommendation:
THAT THE REPORT BE NOTED

Enforcement Reference:
22/00398/ENFUNA

Site Location:
3 Lismore Road Keighley West Yorkshire BD20 6JQ

Breach of Planning Control:
Without planning permission, the erection of a timber fence, outbuilding and formation of hard surface to the front of dwelling

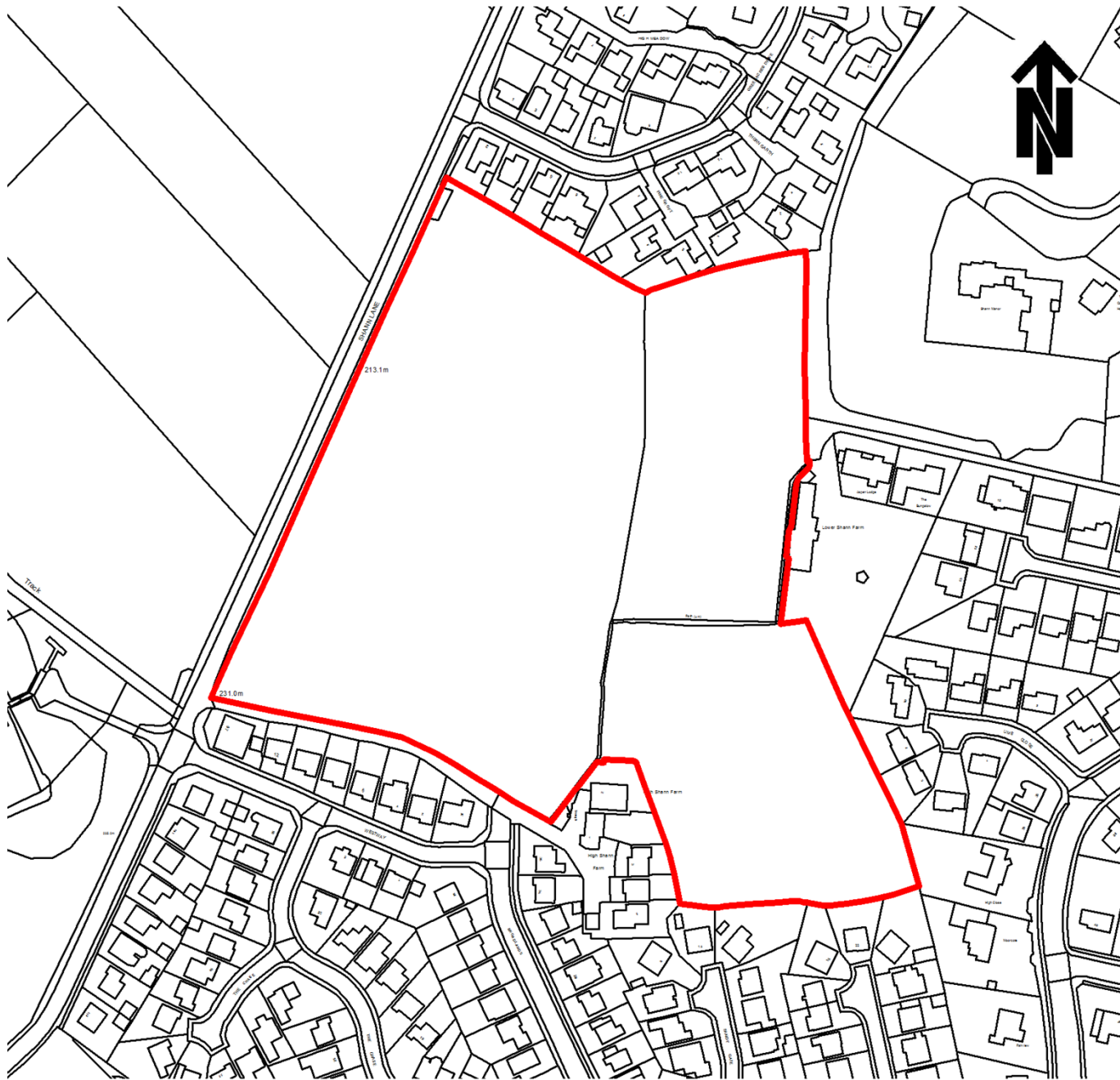
Circumstances:
The Local Planning Authority was made aware of works to erect an outbuilding, timber fence and form a hard surface to the front of a dwelling without planning permission. The unauthorised fencing and outbuilding are of significant detriment to amenity and form incongruous features at the property. The unauthorised hard surfacing is formed using non-porous materials and fails to provide surface water drainage within the curtilage of the dwelling house and allows surface water runoff onto the adjacent public highway to the detriment of pedestrian and highway safety. Despite correspondence sent to the owner planning permission has not been sought and the fence, outbuilding and hard surface remain in situ and unauthorised.

The Planning Manager (Enforcement and Trees) authorised the issuing of an Enforcement Notice under delegated powers on 12 September 2023. The Notice will require demolition and removal of the outbuilding and hard surface and reduction in height of the fence to 2metres.

23/00115/ENFCON



City of
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METROPOLITAN DISTRICT COUNCIL



1:2,500

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Land At Grid Ref 404947 442128
Shann Lane
Keighley

29 November 2023

Item Number: B The Panel is asked to consider other matters which are set out in (Document "D") relating to miscellaneous items:

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Ward: Keighley Central (ward 15)

Recommendation:
THAT THE REPORT BE NOTED

Enforcement Reference:
23/00115/ENFCON

Site Location:
Land At Grid Ref 404947 442128 Shann Lane Keighley West Yorkshire

Breach of Planning Control:
Failure to comply with the requirement of Condition 19 of planning permission 12/04674/MAO relating to approved hours of construction.

Circumstances:
The Local Planning Authority was made aware that the approved hours of construction at a major residential development site were being breached. Despite warnings sent to the company with reference to this issue the Local Planning Authority has continued to receive complaints that works of construction are being carried out beyond the approved hours detailed by condition.

It was considered that due to the harm to amenity that the lack of compliance with the above condition could cause the Planning Manager (Enforcement and Trees) authorised the issuing of a Breach of Condition Notice under delegated powers on 23 August 2023.

DECISIONS MADE BY THE SECRETARY OF STATE

Appeals Allowed

There are no Appeal Allowed Decisions to report this month

Appeal Dismissed

<u>ITEM No.</u>	<u>WARD</u>	<u>LOCATION</u>
C.	Bingley Rural (ward 03)	7A Eastwood Crescent Cottingley Bingley BD16 1NW Double storey rear extension - Case No: 23/01864/HOU Appeal Ref: 23/00064/APPHOU
D.	Ilkley (ward 14)	Electricity Sub Station West Of 13 Wheatley Lane Ilkley Demolition of existing sub-station and construction of building for use as cafe (Class E(b)) - Case No: 23/01058/FUL Appeal Ref: 23/00046/APPFL2

Appeals Upheld

There are no Appeal Upheld Decisions to report this month

Appeals Upheld (Enforcements Only)

There are no Appeal Upheld Decisions to report this month

Appeals Withdrawn

There are no Appeal Withdrawn Decisions to report this month

Appeal Allowed in Part/Part Dismissed

There are no Appeals Allowed in Part/Part Dismissed to report this month

Notice Upheld

There are no Notice Upheld to report this month

Notice Varied and Upheld

There are no Notice Varied and Upheld to report this month